

**KNOXVILLE/KNOX COUNTY METROPOLITAN PLANNING COMMISSION
 USE ON REVIEW REPORT**

▶ **FILE #:** 6-D-16-UR

AGENDA ITEM #: 35

AGENDA DATE: 6/9/2016

▶ **APPLICANT:** ANTHONY MARTIN

OWNER(S): Anthony Martin

TAX ID NUMBER: 68 K H 01301

[View map on KGIS](#)

JURISDICTION: City Council District 5

STREET ADDRESS: 5402 Ridgefield Rd

▶ **LOCATION:** Northeast side of Ridgefield Rd., northwest side of Merchant Dr.

▶ **APPX. SIZE OF TRACT:** 1.33 acres

SECTOR PLAN: Northwest City

GROWTH POLICY PLAN: Urban Growth Area

ACCESSIBILITY: Access to this parking lot will be through the existing parking lot for the commercial center located directly to the east. Access to the existing commercial center is via Merchant Dr., a minor arterial street with a five lane section and a 62' pavement width within a 80' right-of-way.

UTILITIES: Water Source: Knoxville Utilities Board

Sewer Source: Knoxville Utilities Board

WATERSHED: Second Creek

▶ **ZONING:** O-1 (Office, Medical, and Related Services) & C-3 (General Commercial)

▶ **EXISTING LAND USE:** Commercial businesses

▶ **PROPOSED USE:** Parking lot expansion

HISTORY OF ZONING: Western half of the property rezoned to O-1 (Office, Medical, and Related Services) in 2001.

SURROUNDING LAND USE AND ZONING: North: Apartments / R-2 (General Residential)

South: Mixed businesses / C-3 (General Commercial)

East: Mixed businesses / C-3 (General Commercial)

West: Residences / O-1 (Office, Medical, and Related Services) & R-1 (Low Density Residential)

NEIGHBORHOOD CONTEXT: The site is in a transition area between the commercial development found along Merchant Dr. and the residential neighborhood located to the northwest.

STAFF RECOMMENDATION:

▶ **APPROVE the request for a parking lot expansion in a more restrictive zone as shown on the development plan subject to 4 conditions.**

1. Meeting all applicable requirements of the Knoxville Zoning Ordinance
2. Meeting all applicable requirements of the Knoxville Department of Engineering.
3. Installation of landscaping as shown on the landscape plan within six months of completion of the parking

lot.

4. Meeting all applicable requirements of the City of Knoxville Urban Forester.

With the conditions noted this request meets the requirements for approval in the O-1 zoning district and the other criteria for approval of a use on review.

COMMENTS:

The Knoxville Zoning Ordinance states that the "Metropolitan Planning Commission may approve required off street parking as a use on review in any office, commercial or industrial district which is more restrictive than that required for the principal use that it is intended to serve." In this case the O-1 zoned site is more restrictive than the adjoining C-3 property which includes an existing commercial center of approximately 7500 square feet.

The applicant is proposing to add 21 parking spaces on the O-1 zoned property. The new parking lot will require modification to the existing parking lot for the commercial center since access to the parking must be directed through the commercial center. The development plan shows the modification to the existing parking lot in compliance with the City of Knoxville's parking standards. An evergreen landscaping screen will be put in place to buffer/shield the adjoining residential uses and local street.

EFFECT OF THE PROPOSAL ON THE SUBJECT PROPERTY, SURROUNDING PROPERTIES AND THE COMMUNITY AS A WHOLE

1. All public utilities are available to serve the site.
2. With the proposed landscaping and access to the parking lot being directed out to Merchant Dr., the parking lot will be compatible with the scale and intensity of the surrounding development and zoning pattern.

CONFORMITY OF THE PROPOSAL TO CRITERIA ESTABLISHED BY THE KNOXVILLE ZONING ORDINANCE

1. With the recommended conditions, the proposal meets all relevant requirements of the O-1 zoning district as well as the general criteria for approval of a use on review.
2. The proposed development with the recommended conditions is consistent with the following general standards for uses permitted on review: The proposal is consistent with the adopted plans and policies of the General Plan and Sector Plan. The use is in harmony with the general purpose and intent of the Zoning Ordinance. The use is compatible with the character of the neighborhood where it is proposed. The use will not significantly injure the value of adjacent property. The use will not draw additional traffic through residential areas. No surrounding land uses will pose a hazard or create an unsuitable environment for the proposed use.

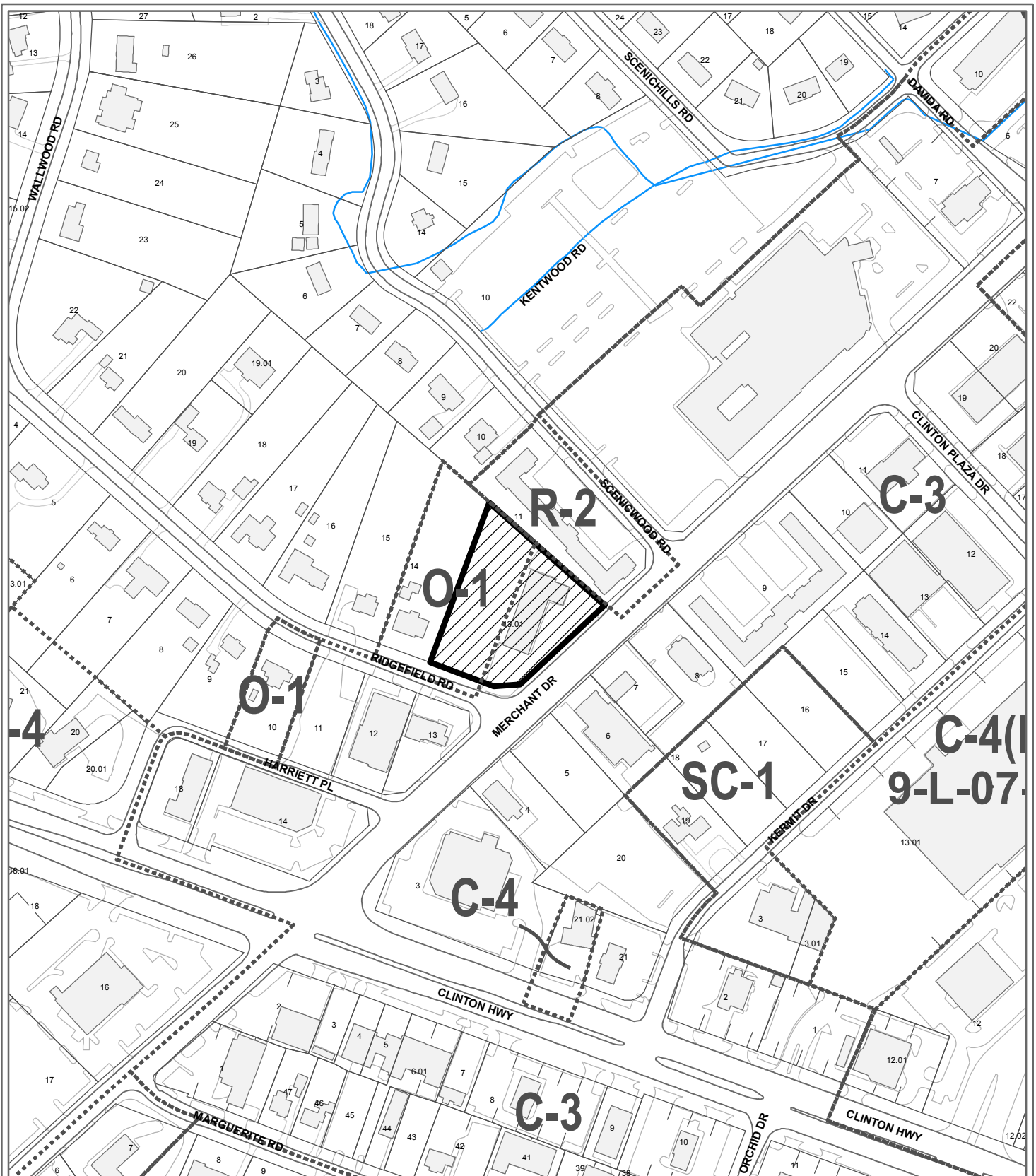
CONFORMITY OF THE PROPOSAL TO ADOPTED MPC PLANS

1. The Knoxville One Year Plan and the Northwest City Sector Plan propose office uses for this site. The proposed parking lot is consistent with the One Year Plan and Northwest City Sector Plan.
2. The site is located within the Urban Growth Area on the Knoxville-Knox County-Farragut Growth Policy Plan map.

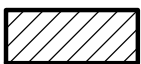
ESTIMATED TRAFFIC IMPACT: Not required.

ESTIMATED STUDENT YIELD: Not applicable.

MPC's approval or denial of this request is final, unless the action is appealed to the Knoxville City Council. The date of the Knoxville City Council hearing will depend on when the appeal application is filed. Appellants have 15 days to appeal an MPC decision in the City.



**6-D-16-UR
USE ON REVIEW**

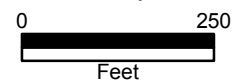


Parking lot expansion in O-1 (Office, Medical, and Related Services) & C-3 (General Commercial)

Petitioner: Martin, Anthony

Map No: 68

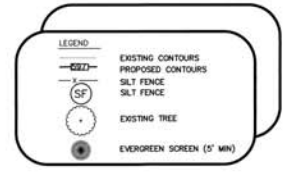
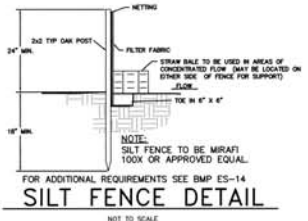
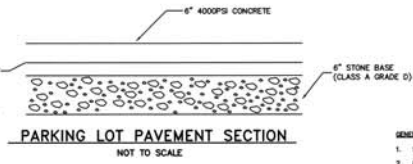
Jurisdiction: City



Original Print Date: 5/16/2016

Revised: 5/18/2016

Metropolitan Planning Commission * City / County Building * Knoxville, TN 37902



- GENERAL NOTES**
- SECURE ALL NECESSARY PERMITS AND PAY FEES BEFORE CONNECTING DRIVEWAYS OR DISTURBING THE SITE.
 - PERFORM ALL WORK IN ACCORDANCE WITH APPLICABLE KNOWLEDGE, INDIAN COUNTY, FEDERAL, AND STATE LAWS, RULES, REGULATIONS, CODES, AND ORDINANCES. TREES AND EXISTING UTILITIES MUST SATISFY OSHA STANDARDS IN 28 CFR 1926 SUBPART F - EXCAVATIONS.
 - VERIFY ALL EXISTING FIELD CONDITIONS BEFORE COMMENCING SITE GRADE WORK.
 - FOR ALL EXISTING ONSITE UTILITIES, VERIFY LOCATIONS, DEPTHS, AND CONTACT ALL UTILITY COMPANIES BEFORE BREAKING GROUND.
 - SEE THE PROPERTY SURVEY FOR PROPERTY LINES, EASEMENTS, RIGHTS-OF-WAY.
 - EXCAVATE OR FILL TO GRADE AS SHOWN OR AS NECESSARY TO FURNISH FRESH GRADES. NEW FILL TO BE COMPACTED TO A MINIMUM OF 90% OF STANDARD PROCTOR. PROOF HULLS ALL EXISTING GRADES WITH A LEASTED SPOON BEFORE PLACEMENT OF FILL OR SHALL SURPASS. REPLACE ANY AREA THAT FAILS PROOF HULL.
 - SITE CLEANING (DIRT, REMOVED MATERIALS, EXCESS EXCAVATED MATERIALS, AND EXCAVATED MATERIALS NOT NEEDED FOR CONSTRUCTION BECOME PROPERTY OF THE CONTRACTOR AND MUST BE REMOVED FROM THE SITE IMMEDIATELY AND IN COMPLIANCE WITH ALL FEDERAL, STATE, AND LOCAL LAWS, REGULATIONS, CODES AND ORDINANCES.
 - NO SLOPE SHALL EXCEED 2:1.
 - PROPERTY LINES AND SITE INFORMATION HAS BEEN TAKEN FROM SURVEY BY OTHERS.
 - CONTOURS FROM ONSITE SURVEY TIED TO COK 1887, NAD83.
 - CITY OF KNOXVILLE TREE ORDINANCE SHALL BE COMPLIED WITH MEET 8 TREES PER ACRE AS REQUIRED.
 - BACKFILL CURBS AND INTERIOR PARKING ISLANDS TO TOP OF CURB WITH QUALITY TOPSOIL MATERIAL.
 - ALL CONCRETE SHALL HAVE CONTRACTION JOINTS AT 5 FOOT MAXIMUM SPACING, AND EXPANSION JOINTS AT 25 FOOT MAXIMUM SPACING ON ALL FIXED OBJECTS.
 - SEE GRADING AND DRAINAGE SYSTEM INSTALLATION IS CRITICAL. DEVIATIONS FROM THE PLAN MAY RESULT IN INADEQUATE CAPACITY DURING ASBUILT CERTIFICATION, WHICH SHALL BE THE CONTRACTORS RESPONSIBILITY TO CORRECT.

- SOIL EROSION & SEDIMENTATION CONTROL MEASURES**
- OBTAIN PERMITS FROM CITY OF KNOXVILLE PRIOR TO BEGINNING CONSTRUCTION.
 - DRAINAGE/SILT CONTROL MEASURES AND PRACTICES SHALL BE INSTALLED PRIOR TO BEGINNING SITE CLEANING AND CONSTRUCTION.
 - POSITIVE SITE DRAINAGE SHALL BE MAINTAINED AT ALL TIMES.
 - A FILTER FABRIC FENCE SHALL BE INSTALLED IN A MANNER THAT DRAINAGE FROM DISTURBED AREAS SHALL FLOW THROUGH THE FILTER FABRIC FENCE OR WATTLE BEFORE LEAVING THE PROJECT SITE.
 - THE FILTER FABRIC FENCE SHALL BE MAINTAINED IN A GOOD STATE OF REPAIR AND IN A WORKMAN LIKE MANNER UNTIL THE INSPECTOR APPROVES REMOVAL AND ACCEPTS THE COMPLETED PROJECT.
 - ALL DISTURBED AREAS SHALL BE SEEDING USING TEMPORARY OR PERMANENT SEEDING IN CONFORMANCE WITH KNOXVILLE BMP MANUAL (JUNE 2013), SECTION 6. EROSION & SEDIMENT CONTROL. TEMPORARY SEEDING IS REQUIRED WHEN ACTIVITIES ARE HALTED FOR MORE THAN 14 DAYS, AND OR STOCKPILES. PERMANENT SEEDING IS REQUIRED WHEN GRADING OPERATIONS ARE COMPLETED AND/OR CONSTRUCTION OPERATIONS WILL NOT IMPACT THE DISTURBED AREA. SEED ALL AREAS THAT SHOW SIGNS OF EXCESSIVE EROSION AT THE PROPERTY ESTABLISHMENT.
 - THE OWNER IS RESPONSIBLE FOR THE INSTALLATION AND MAINTENANCE OF SITE CONSTRUCTION POLLUTION PREVENTION CONTROLS THROUGHOUT THE LIFE OF THE PROJECT, INCLUDING THE EVENT THAT CONSTRUCTION IS DISCONTINUED FOR ANY REASON.

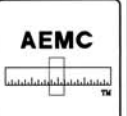
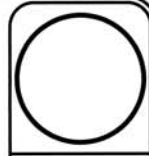
CITY BLOCK 39770
 PARCEL ID: 068KH01301
 PROPERTY AREA: 1.33 ACRES
 DISTURBED AREA 0.21 ACRES (9200SF)
 CITY ZONING C-3/D-1

VARIANCES APPROVED AT MPC MEETING ON AUGUST 14, 2014:

- REDUCED RIGHT OF WAY ALONG MERCHANT DRIVE FROM 44' FROM CENTERLINE TO 40.50' FROM CENTERLINE.
- REDUCE RADIUS AT INTERSECTION OF MERCHANT DRIVE AND RIDGEFIELD ROAD FROM 75' TO CHORD DISTANCE OF 48.35' AS SHOWN ON PLAN.

OWNER:
 MARTIN MALL, LLC
 440 CHEROKEE BLVD
 KNOXVILLE, TN 37919

CONTACT:
 ANTHONY MARTIN, OMD
 815 MERCHANT DRIVE
 KNOXVILLE, TN 37912



APPLIED ENGINEERING & MANAGEMENT CORPORATION
 2111 WOODSPIN DRIVE, SW
 KNOXVILLE, TN 37920
 (615) 588-8225

SITE PLAN
 MARTIN MALL DRIVE
 815 MERCHANT DRIVE
 KNOX COUNTY
 TENNESSEE

DATE:	03/16
SCALE:	GRAPHIC
DRAWN BY:	JT
CHECKED BY:	JBT
REVISIONS:	
5/28/16 -	COR/MPC COMMENTS
DRAWING NO:	CSE-001
SHEET:	C1
OF 1	